

MINUTES OF  
Budget and  
Control Board  
Meeting

August 8, 1980

MINUTES OF BUDGET AND CONTROL BOARD MEETING

AUGUST 8, 1980      10:00 A. M.

The Budget and Control Board met at 10:00 a.m. on Friday, August 8, 1980 in the Alcoholic Beverage Control Commission Conference Room in the Edgar A. Brown Office Building with the following members in attendance:

Governor Richard W. Riley  
Mr. Grady L. Patterson, Jr.  
Senator Rembert C. Dennis  
Representative Tom G. Mangum

Mr. Earle E. Morris, Jr., was absent. Senator Dennis joined the meeting while in progress.

Staff members attending included Executive Director William T. Putnam; Governor's Executive Assistant Katherine Clarke; Director of Public Safety Programs Lee Thomas; and Administrative Assistant Donna K. Williams.

DEPARTMENT OF CORRECTIONS - SITE FOR CORRECTIONAL FACILITY IN DORCHESTER COUNTY - Governor Riley opened the meeting by noting that the Budget and Control Board had asked its staff to go to Dorchester County to examine all of the facts, data and information regarding the issue relating to the location of a medium security correctional facility in that County. Governor Riley indicated his intention to call upon the Board staff for its report as the first order of business, after which he would, in sequence, ask for responses by Senator Gressette, Board of Corrections Chairman Zeigler and Dorchester County Council representatives.

Governor Riley stated that the issue before the Budget and Control Board technically is whether or not the Board will continue to approve the use of the Coast Experiment Station property for a prison site. He then recognized

Executive Director Putnam for the purpose of making his report.

Senator Gressette suggested that the order of procedure be revised to permit hearing from the Department of Corrections after the Board's staff report. He noted that possibly after hearing from these two the group may not be far apart on a decision. Governor Riley agreed with the suggested change and assured everyone present of an opportunity to express themselves on the issue.

Executive Director Putnam briefly traced the background on the issue by stating that the Department of Corrections some time ago had requested permission to use the so-called Clemson property as a site for a correctional facility. He noted that the people of Dorchester County expressed opposition to the idea and the County further had taken the position that the prison facility was not wanted in the County at all. He also noted that the Board had sent its staff to the County to work on the issue and that the staff had met with the Chairman and Vice Chairman of the County Council and had advised these gentlemen, in effect, that the exclusion of the facility from the County might not be a viable alternative. Board staff asked the County Council Chairman and Vice Chairman to ask their Council to consider taking a new action on the subject and that it designate the prospective prison facility sites in priority or preference order. He advised that the Chairman and Vice Chairman of the County Council agreed to do this but asked that it be done after the Council election then scheduled for July 1. He further advised that the County Council met on July 7 and did act to list five properties in order of priority.

Mr. Putnam then reviewed the five sites which had been listed by the Dorchester County Council and which have been identified as suitable sites



by representatives of the Department of Corrections. The sites reviewed by Mr. Putnam in an overhead slide presentation, in order of priority preference as stated by the Dorchester County Council, were: (1) the Royall property, 1,056 acres, located in Givhans area, estimated net cost to the state of facility located at this site \$18,569,900; (2) Forbes (Muckenfuss) property, 125 acres, located off Highway 78 near Town of Dorchester, estimated net cost to the state of prison facility located at this site \$17,352,400; (3) Westvaco property, located off State Highway 28 near Town of Dorchester (tract withdrawn from consideration because of unwillingness of owner to sell); (4) Ridgeville (Rogers) property, 112 acres, located off State road 630 near Town of Ridgeville, estimated net cost of prison facility located at this site \$17,261,900; and (5) Clemson (former Coast Experiment Station) property, 208 acres, located on Highway 78 between Jedburg and Summerville, net estimated cost to State of prison facility located at this site \$17,964,900. Mr. Putnam pointed out that the base cost of the prison facility is related to the cost of the 208 acres of the so-called Clemson property which, for this purpose, was valued at \$5,000 per acre or \$1,040,000 total. He also noted that the values placed on other properties are the best estimates available as provided by officials of the Department of Corrections not based on appraisals. He further stated that the base cost of the institution is estimated at \$17,469,900.

Mr. Putnam concluded his presentation by stating that, in terms of net actual cost to the State, as contrasted to costs to the Department of Corrections, the Ridgeville (Rogers) property is least expensive, the Forbes (Muckenfuss) property is next least expensive, the Clemson property is next and the Royall property would be the most expensive. Mr. Putnam noted that it was his under-

standing that the Department of Corrections would have funds available to proceed immediately with the acquisition of whatever site is selected.

Governor Riley then recognized Chairman Eugene N. Zeigler of the Board of Corrections who read a prepared statement which summarized the Department of Corrections evaluation of the five sites reviewed by Mr. Putnam in the Department's order of preference. Chairman Zeigler's statement noted that his appearance today is for the purpose of emphatically reiterating the request made to the Board on April 29, 1980 that it reaffirm its decision to allow the Department of Corrections to build a prison facility on the State-owned land near Summerville known as the Clemson property. He pointed out that, since his April 29 appearance, staff of the Department had expended about 1,000 man-hours in and around Dorchester County in search of an alternate site and, in the course of that search, Department staff and staff of the Dorchester County Administrator's office visited nineteen different site locations and that, at every turn, they encountered opposition from local citizens and a lack of unanimity on the part of the County Council. He also noted that five sites were recommended to the Dorchester County Council which had, by a vote of four to two, approved the sites listed in the order presented by Mr. Putnam. He observed that the Board directed the Department of Corrections to conduct a more intensive investigation of the five sites considered by the County Council to determine their suitability for construction including preliminary negotiations with the owners concerning terms of trade and related matters. Chairman Zeigler then reviewed in some detail the Department's evaluation of the five sites.

Chairman Zeigler concluded his presentation by restating his opinion that the continued delay of the approval of the site for a medium security

facility in Dorchester County is dangerous, demoralizing and fiscally unsound. He also stated that "it is discouraging to all who labor in the vineyard of corrections and penal reform that every step forward under the Ten-Year Growth and Capital Improvement Plan in the future may face this much delay and cost this much effort..."

Governor Riley then recognized Senator L. Marion Gressette who expressed appreciation to the Governor and the Board on behalf of the people of Dorchester County for the opportunity to appear on this issue. Senator Gressette briefly reviewed the background of the issue and concluded by expressing the view that this effort has produced reasonable sites as alternatives for the Clemson site. He emphasized that the Board is obligated to use the Clemson property for the development of a scientific and industrial park site and that if that property is used for a prison that would not be the purpose for which it was transferred to the Board.

Senator Gressette expressed the view that he did not see that there is much to argue about here and recommended that the Board go along with the Ridgeville (Rogers) site. He noted that it is closer to the MacDougall Youth Facility in Berkeley County which would enable the Department to use labor from that facility on this project. Senator Gressette also expressed the view that some arrangement very likely could be made under which the General Assembly would make available some additional funds if necessary to protect the Clemson property for industrial and scientific development. Senator Gressette concluded his remarks by stating that he wants to do what the people in Dorchester County want in this case. He observed that there has been less objection to the Ridgeville site than to any other considered and he expressed the belief that this



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site will work out very smoothly.

Senator Gressette advised that Senator Marshall Williams had a conflict which made it impossible for him to attend the meeting this morning and he then presented Representative Gene Dukes and Representative William Branton. Representative Dukes indicated that if a referendum were held on the subject of locating a prison facility in Dorchester County that the vote likely would be against that possibility. Of the four sites considered, he noted that he had heard nothing negative regarding the Ridgeville site. He expressed his confidence that the Board would make the right decision for all concerned. Representative Branton echoed the comments of Senator Gressette and Representative Dukes and noted that the record should indicate that Dorchester County is having to take a prison facility because other counties did not want it. He also noted that he had seen no cost figures on the possibility of using other state-owned properties in other counties for this facility. He expressed a preference not to have the facility in Dorchester County but stated that if one is to be located in that County it should be placed on the least offensive site. He urged the Board to seriously consider the Ridgeville (Rogers) site and to make it the first choice.

Dorchester County Councilman Handelsman indicated that it was the Council's intent to provide viable alternatives to the Clemson site and Mrs. Lang, Council member, restated the view that the Clemson site is a fine one for industrial purposes and urged the Board to take into consideration all factors which will help the people of Dorchester County.

A Mrs. Turner of the Givhans community read a statement expressing opposition to the location of the prison facility on the Royall property or

on any other site located in the Givhans area.

Senator Dennis, in response to Representative Branton's statement referring to Berkeley County's opposition to the location of the prison facility in that County, respectfully submitted that the thinking of the people of the Lebanon community of Berkeley County is simply that they for some time have had one correctional institution of the State and that it was their feeling that it would be a little bit more neighborly for Dorchester County to consider having one also. Senator Dennis also stated that Senator Gressette had not sought to influence him behind the scenes on this matter and further indicated that he is convinced that a grave injustice would be done to Dorchester County if the Clemson property were used for a prison site. He also observed that there is no question but that this use of that property would adversely affect the great need of Dorchester County for industrial development. He expressed the hope that the Board can arrive at a conclusion at this meeting to eliminate the Clemson property from consideration and to arrive at an alternative conclusion at this meeting. He indicated that he shared the opinion of Senator Gressette that the General Assembly would look with favor on providing one-half to three-quarters of a million dollars additional for this project in view of the additional costs involved in avoiding the adverse impacts of using the Clemson site for this purpose.

In the ensuing discussion, Representative Mangum asked for additional information on the Ridgeville site and Chairman Zeigler, in response, expressed disagreement that the State should expend \$500,000 for land it does not need to buy since an adequate site is already in State ownership and in view of the inadequate funding available to the Department of Corrections to operate



the prison system adequately at present. He noted that the Central Correctional Institution is located in the middle of Columbia and that Kirkland Correctional Institution is located in a rapidly growing area of Columbia and that neither of these facilities appear to have inhibited development.

Governor Riley expressed appreciation to Chairman Zeigler for his public service and noted that the Budget and Control Board is not charged legally with responsibility for selecting a prison facility site. He observed that the question before the Board is the use of the Clemson site in Dorchester County. Governor Riley also suggested the possibility of pursuing legislation which would authorize the Budget and Control Board to sell the Clemson property and apply the proceeds to the Department of Corrections permanent improvement needs.

Senator Dennis expressed support for the views expressed by Governor Riley and noted that the shortage of operating funds for the Department of Corrections is a short-term bind but that the site question before the Board is a long-term proposition. He expressed the view that the State in the long term would profit by selecting the alternate site in that the State's salvation lies in additional industrial expansion.

In response to Chairman Zeigler's concern about additional delay, Governor Riley and Mr. Putnam expressed the view that the Department could begin immediately with the acquisition of the site selected. Mr. Putnam noted that the Department could use previously-authorized bond funds allocated to other projects to purchase this site with the understanding that the funds would come off of projects at the end of the phase being implemented and with the understanding that the monies would be reimbursed. Mr. Putnam also noted

that the Board has authority to sell surplus lands but that the law would require that the proceeds go into a sinking fund. He expressed the view that a law needs to be passed to provide specifically for reimbursing the Department of Corrections for land costs involved in this project. Governor Riley expressed the view that this process would not actually be a reimbursement but would instead just make additional funds available. Mr. Patterson noted that the plan could be modified accordingly.

Mr. Putnam noted that the Forbes property appears to be more acceptable to the Department of Corrections while the Rogers property appears to be more acceptable to the local legislative delegation. He suggested the local delegation might want to give sanction to the Department of Corrections to consider both the Rogers and Forbes properties if necessary so as to avoid putting the Department into an awkward negotiating position.

Following this discussion, Senator Dennis moved that the Budget and Control Board decline to approve the use of the former Coast Experiment Station property as a site for a medium security prison facility and in lieu thereof ask the Department of Corrections to use one of the other alternative sites discussed at the present meeting. Senator Dennis' motion further provided that the Board would commit itself to recommend to the General Assembly that the sale of 208 acres of the Clemson property be authorized with the provision that the net proceeds from that sale be applied to the Department of Corrections for permanent improvements and provided that the Department's long-term capital improvement plan be modified accordingly. Senator Dennis' motion was seconded by Mr. Patterson.

In the ensuing discussion, Representative Mangum questioned the wisdom

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of selling the Clemson property and Governor Riley noted that the idea is to keep the Department of Corrections from losing any funds in the process of not being able to use Clemson site. Mr. Mangum suggested that any legislation on the subject provide that when and if the Clemson site is sold the funds be made available to the Department of Corrections and that if the property is not sold the funds needed would be provided in a bond bill. Mr. Putnam noted that the Board should plan to recommend the additional dollars in a bond bill with the understanding that the amount provided would be reimbursed from the net proceeds of the sale of 208 acres of the Clemson property when and if it is sold. Governor Riley summarized by saying that the net result is intended to be that the net return on the 208 acres of the Clemson site would be applied to the Department of Corrections.

Following this discussion, the motion by Senator Dennis as seconded by Mr. Patterson was adopted.

Commissioner Leeke of the Department of Corrections expressed his appreciation to the people in Dorchester County for their efforts in resolving the site issue and he urged them to look upon the Department of Corrections as a friend.

Information relating to this matter has been retained in these files and is identified as Exhibit 1.

[Secretary's Note: Also attending this meeting were Dorchester County Administrator Marc Hehn and Construction Manager Nelson W. Meek of the Department of Corrections.]

The meeting was adjourned at 11:45 a.m.

[Secretary's Note: In compliance with Section 9 of Act 593 of 1978 (the Freedom of Information Act), public notice of and the agenda for this meeting were posted on bulletin boards in the Office of the Governor's Press Secretary in the State House and near the Board Secretary's office in the Wade Hampton Office Building on August 1, 1980.]



## EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET &amp; CONTROL BOARD

DORCHESTER COUNTY BUILDING SITESCOUNTY COUNCIL PRIORITY

<u>Rank</u>	<u>Property</u>	<u>Size In Acres</u>	<u>Net Cost To State*</u>
1	Royall	1,056	\$18,569,900
2	Forbes (Muckenfuss)	125	17,352,400
3	Westvaco	- - unknown - -	
4	Ridgeville (Rogers)	112	17,261,900
5	Clemson	208	17,964,900

\*Value of Clemson property is assumed to be as follows:

208 acres at \$5,000 per acre = \$1,040,000

# EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

## ROYALL PROPERTY

1,056 ACRES

Basic Institution	\$17,469,900
Other Costs	<u>1,100,000</u>
Total	<u>\$18,569,900</u>

No land cost is included. It is anticipated that a trade can be made for the Clemson property.

1965

## EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET &amp; CONTROL BOARD

ROYALL PROPERTY - PERRY TRACT

Basic Institution	\$17,469,900.00
Water Tank	175,000.00
Wells & Pumps	70,000.00
Clearing (100 Acres at \$1,400.00/Acre)	140,000.00
Sewer Treatment Plant	275,000.00
Sewer Sprayfield	90,000.00
Site Drainage & Mucking	140,000.00
*Additional Land Cost	-0-
Access Road	<u>210,000.00</u>
TOTAL	\$18,569,900.00

\*Land cost is shown as zero since the owner indicated they would trade on appraised value basis and trade even for the Clemson Property after removing enough timber to affect an equal trade.

1966



# EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

## RIDGEVILLE (ROGERS) PROPERTY

112 ACRES

Basic Institution	\$17,469,900
Other Costs	<u>832,000</u>
Total	18,301,900
Less: Value of Clemson Property	<u>1,040,000</u>
Net Cost to State	<u>\$17,261,900</u>

The cost of this land is included in "Other Costs." The Clemson Property would be retained by the State.

1967

# EXHIBIT

AUG 8 1980 NO. 1

PROPERTY OF CLYDE W. ROGERS, SR. STATE BUDGET & CONTROL BOARD

Basic Institution	\$17,469,900.00
Water Tank	175,000.00
Wells & Pumps	70,000.00
Clearing	50,000.00
Sewer Treatment Plant	275,000.00
Sewer Sprayfield	90,000.00
*Additional Land Cost (112 Acres)	<u>172,000.00</u>
TOTAL	\$18,301,900.00

\*Land cost shown is approximately (\$60,000.00) above an assumed appraised value.

1968

# EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

## FORBES (MUCKENFUSS) PROPERTY

112 ACRES

Basic Institution	\$17,469,900
Other Costs	<u>922,500</u>
Total	18,392,400
Less: Value of Clemson Property	<u>1,040,000</u>
Net Cost to State	<u><u>\$17,352,400</u></u>

The cost of this land is included in "Other Costs." The Clemson property would be retained by the State.

1969



# EXHIBIT

AUG 8 1980 NO. 1

## HERMAN MUCKENFUSS PROPERTY (FORMERLY FORBES) STATE BUDGET & CONTROL BOARD

Basic Institution	\$17,469,900.00
Water Tank	175,000.00
Wells & Pumps	70,000.00
Clearing	25,000.00
Sewer Treatment Plant	275,000.00
Sewer Outfall Line	65,000.00
*Additional Land Cost (125 Acres)	<u>312,500.00</u>
TOTAL	\$18,392,400.00

\*Land cost shown is approximately (\$212,500.00) above an assumed appraised value.

1970

# EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

## CLEMSON PROPERTY

208 ACRES

Basic Institution	\$17,469,900
Other Costs	<u>495,000</u>
Total	<u>\$17,964,900</u>

1971

# EXHIBIT

AUG 8 1980 NO. 1

## CLEMSON PROPERTY

## STATE BUDGET & CONTROL BOARD

Basic Institution	\$17,469,900.00
Water Tank (not needed)	-0-
Wells & Pumps (not needed)	-0-
Clearing	60,000.00
Sewer Treatment Plant	275,000.00
Sewer Sprayfield	90,000.00
Additional Land Cost	-0-
Site Drainage & Mucking	<u>70,000.00</u>
TOTAL	\$17,964,900.00

1972



PRESENTATION TO THE SOUTH CAROLINA BUDGET AND CONTROL BOARD

By Eugene N. Zeigler, Chairman  
South Carolina Board of Corrections

August 8, 1980

EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

Governor Riley, members of the Budget and Control Board, I last appeared before you on April 29, 1980, urging that you reaffirm your decision to allow the Department of Corrections to build a 528-bed medium-security facility on state-owned land near Summerville known as the "Clemson Tract." I pointed out that the building of this facility in the Coastal Region is an integral part of the Ten-Year Growth and Capital Improvement Plan which has been approved by the Legislature and the Budget and Control Board. My appearance today is for the purpose of emphatically reiterating that request.

The simple fact of the matter is that the Department of Corrections was prepared to go forward with this facility in November, 1979. We are now nine (9) months behind schedule.

I know there is some risk in speaking of who is behind schedule and who is to blame. Mr. Adlai Stevenson once told the story of a conference which he held with representatives of the Soviet Union during World War II, when he was Undersecretary of the Navy. The Russians, in his opinion, were not prompt in carrying out obligations which they had in furnishing certain supplies. When they appeared in Mr. Stevenson's office, he started with some heat

1973

by cataloging the areas in which the Russians were delinquent. "You're behind in this, you're behind in that--etc." The spokesman for the Soviet delegation responded indignantly, "Sir, we did not come here to discuss our behind, we came here to discuss your behind."

No matter whose "behind" we are prone to discuss this morning, it is the State of South Carolina which is really behind in its obligation, both to the federal court and its own conscience, in carrying out its obligation under the Ten-Year Plan.

Since my last appearance before you on April 29, Department of Corrections' staff members have expended approximately one thousand (1,000) manhours in and around Dorchester County in search of an alternate site for a medium-security institution. Department staff and staff members from the Dorchester County Administrator's Office have visited nineteen (19) different site locations in Dorchester County since April 29. At every turn, they encountered opposition from local citizens and lack of unanimity on the part of the Dorchester County Council. The result of this intensive preliminary investigation ended with the recommendation of five (5) sites to the Dorchester County Council. The Dorchester Council approved by a four (4) to two (2) vote the sites which are listed in its order of preference as follows:

1. Royall Property - Perry Tract
2. Forbes Property
3. Westvaco Property at Highway 28 and Interstate 26

**1974**

# EXHIBIT

4. Rogers Property

AUG 8 1980

NO. 1

5. Clemson Coast Experiment Station

STATE BUDGET & CONTROL BOARD

The Budget and Control Board, acting through Mr. Putnam, then directed the Department to conduct a more intensive investigation of these five (5) sites to determine their suitability for construction of the institution. This investigation was to include preliminary negotiations with the respective property owners concerning terms of trade for the Clemson tract and/or outright purchase. This report was completed and delivered to Mr. Putnam on July 18, 1980. At that time, Mr. Putnam requested the Department furnish estimated construction costs at each site, to include the cost of the land purchase.

A summary of the Department's evaluation of the five (5) sites, listed in its order of preference is as follows:

I. CLEMSON COASTAL EXPERIMENT STATION - This is by every criterion the choice of the Department of Corrections for this facility.

SIZE: 208.4 ± Acres

VALUE: Unknown. It is assumed an appraisal would produce a \$3000 - \$5000/Acre value.

TERMS: Owned by the State, and involves no additional expenditure of public funds for the purchase of land.

ADVANTAGES:

a. Property is high and drainable.

1975



- b. Negotiations not required for purchase. This will prevent any further delay due to negotiating for ownership. Construction could begin sooner, thereby reducing the risk of inflationary cost increases which I mentioned in my presentation on April 29.
- c. City water is available and meets the requirements for domestic use and fire protection.
- d. Accessibility is good. It is located in close proximity to MYCC, being thirteen (13) miles from MYCC.
- e. Future timber sales are possible which might produce a substantial sum of money (approximately \$60,000).

#### DISADVANTAGES:

- a. Some drainage canals will be required.
- b. Poor soils will need removal under large building structures. Bad soil probably will not exceed twelve inch (12") depth.
- c. Sewer not available now; it will be in the future (sometime around 1985).
- d. Some portions of the property will require clearing resulting in increased construction cost of \$1,200 - \$1,600/Acre, less timber value.

#### ESTIMATED COST:

Basic Institution	\$17,469,900.00
Water Tank (not needed)	-
Wells and Pumps (not needed)	-

1976



Clearing	60,000.00
Sewer Treatment Plant	275,000.00
Sewer Sprayfield	90,000.00
Additional Land Cost	-
Site Drainage and Mucking	<u>70,000.00</u>
TOTAL	\$17,964,900.00

## EXHIBIT

II. HERMAN MUCKENFUSS PROPERTY (FORMERLY FORBES) AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

SIZE: 413 ± Acres

VALUE: Appraisal value would be approximately \$600 -  
\$1,000/Acre

TERMS: Owner will sell entire tract for \$2000/Acre.  
Owner will sell 125 acres for \$2,500/Acre. Owner  
will not consider a trade for the Clemson Tract.

### ADVANTAGES:

- Land is high and easily drained.
- Land is cleared of timber. This would save approximately \$1,200/Acre in construction cost, not including timber value.
- Accessibility is good and in close proximity to MYCC; ten (10) miles to MYCC.
- Location on U.S. 78 would provide easy access for personnel from St. George and several small towns such as Summerville and Harleyville.
- If entire tract was purchased, the acreage not used for the construction of the institution would be conducive to a feed lot operation with remaining

lands planted in coastal bermuda hay. An additional facility site would be available if entire tract was purchased.

DISADVANTAGES:

- a. Water not available (need wells and tanks).
- b. Sewer not available (need treatment, possibly direct discharge into Four Hole Swamp).
- c. Owner not willing to sell at appraised value. Asking price (firm) is 2.5 to 3.0 times the assumed appraised value.
- d. There is a cloud on the title to this property created by the right to redemption of the SBA for approximately ten (10) months.

ESTIMATED COST:

Basic Institution	\$17,469,900.00
Water Tank	175,000.00
Wells and Pumps	70,000.00
Clearing	25,000.00
Sewer Treatment Plant	275,000.00
Sewer Outfall Line	65,000.00
*Additional Land Cost (125 Acres)	<u>312,500.00</u>
TOTAL	\$18,392,400.00

\*Land cost shown is approximately (\$212,500.00) above an assumed appraised value.

1978

# EXHIBIT

III. PROPERTY OF CLYDE W. ROGERS, SR.

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

SIZE: 112 ± Acres

VALUE: Appraised value would be \$600 - \$1,000/Acre

TERMS: Owner will sell entire tract for \$172,000.00. This price is approximately \$60,000.00 higher compared to the assumed appraised value (used \$1,000.00).

## ADVANTAGES:

- a. Land is high and well drained.
- b. Property is partially cleared, which would reduce construction cost.
- c. Accessibility is good and in close proximity to MYCC, approximately six (6) to seven (7) miles.

## DISADVANTAGES:

- a. Water not available (need wells and tanks).
- b. Sewer not available (need treatment and sprayfield. Creek not available for direct discharge).

## ESTIMATED COST:

Basic Institution	\$17,469,900.00
Water Tank	175,000.00
Wells and Pumps	70,000.00

1979

Clearing	50,000.00
Sewer Treatment Plant	275,000.00
Sewer Sprayfield	90,000.00
*Additional Land Cost (112 Acres)	<u>172,000.00</u>
TOTAL	\$18,301,900.00

\*Land cost shown is approximately (\$60,000.00) above an assumed appraised value.

#### IV. ROYALL PROPERTY - PERRY TRACT

SIZE: 1056 ± Acres

VALUE: Approximately \$1.2 million as follows:

Land	-	\$700,000.00
Timber	-	\$500,000.00

TERMS: Owner's representative (Bart Sabine) advised the following:

- a. Will deal with the entire tract only.
- b. Will deal on appraised value basis.
- c. Will remove enough timber from the tract to effect an equal trade with the Clemson Tract.
- d. Will trade for the Clemson Tract. Estimated Clemson value  $208 \pm \times 5000 = \$1,040,000.00$ .



ADVANTAGES:

- a. Ownership of 1056 ± acres for a future farm operation if cleared and properly drained.
- b. Property is located approximately 16 miles from MYCC, accessibility is poor.

EXHIBIT

AUG 8 1980 NO. 1

DISADVANTAGES:

STATE BUDGET & CONTROL BOARD

- a. Water not available (requires wells and elevation tank).
- b. Sewer not available (requires treatment and sprayfield).
- c. Land will require clearing at a cost of approximately (\$1,200 - \$1,600/Acre).

ESTIMATED COST:

Basic Institution	\$17,469,900.00
Water Tank	175,000.00
Wells and Pumps	70,000.00
Clearing (100 Acres at \$1400/Acre)	140,000.00
Sewer Treatment Plant	275,000.00
Sewer Sprayfield	90,000.00
Site Drainage and Mucking	140,000.00
*Additional Land Cost	-
Access Road	<u>210,000.00</u>
TOTAL	\$18,569,900.00

\*Land cost is shown as zero since the owner indicated they would trade on appraised value basis and trade even for the Clemson Property after removing enough timber to effect an equal trade.

1981

V. WESTVACO PROPERTY AT HIGHWAY 28 AND I-26

Owner not interested in negotiating with the State due to adverse reaction from Dorchester County citizenry. WESTVACO indicated they would be willing to negotiate if the Dorchester County Council voted unanimously for their tract. The Council had a split vote (4-2) for locating in Dorchester County. WESTVACO stated we could use our power of eminent domain.

Again, I wish to repeat that it is my opinion that the continued delay of the approval of a site for the medium-security facility in Dorchester County is dangerous, demoralizing, and fiscally unsound. It is discouraging to all who labor in the vineyard of corrections and penal reform that every step forward under the Ten-Year Growth and Capital Improvement Plan in the future may face this much delay and cost this much effort. There is a somewhat hackneyed expression that lawyers and judges use, to the effect that, "Justice delayed is justice denied." I cannot state to you with more sincere conviction that, in this matter, "Reform delayed, is reform denied."

, 1982



south carolina  
department of corrections

P.O. BOX 21787/4444 BROAD RIVER ROAD/COLUMBIA, SOUTH CAROLINA 29221  
TELEPHONE (803) 758-6444  
WILLIAM D. LEEKE, Commissioner

EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

July 23, 1980

Mr. William T. Putnam  
Executive Director  
State Budget and Control Board  
Post Office Box 11333  
Columbia, South Carolina 29211

Re: Property for 528-Bed Medium Custody  
Institution in the Coastal Region

Dear Mr. Putnam:

In accordance with our discussion on July 18, 1980, attached hereto are the costs involved with locating the above referenced project at each site discussed. Please note that the figures shown are estimates only.

Construction estimates are based on extrapolation from previous projects of a similar nature. Land values are based on conversations with local residents and officials in Dorchester County.

I hope the attached information will be helpful in your evaluation. If you need any clarification, please give me a call.

Kindest regards.

Sincerely,

Nelson W. Meek, P. E.  
Director, Engineering & Planning

NWM:njh

Attachments

CC: Mr. Charles A. Leath  
Deputy Commissioner for Operations

\* 1983

BOARD OF  
CORRECTIONS

EUGENE N. ZEGLER  
Chairman  
Florence, S. C.

NORMAN KIRKLAND  
Vice Chairman  
Bamberg, S. C.

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Member  
Mt. Pleasant, S. C.

GOV. RICHARD W. RILEY, Member, Ex-Officio, Columbia, S. C.

# EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

## HERMAN MUCKENFUSS PROPERTY (FORMERLY FORBES)

Basic Institution	\$17,469,900.00
Water Tank	175,000.00
Wells & Pumps	70,000.00
Clearing	25,000.00
Sewer Treatment Plant	275,000.00
Sewer Outfall Line	65,000.00
*Additional Land Cost (125 Acres)	<u>312,500.00</u>
TOTAL	\$18,392,400.00

\*Land cost shown is approximately (\$212,500.00) above an assumed appraised value.

125 Y \$2000 =  $\frac{312,500}{100,000}$   
212,500

1984



# EXHIBIT

AUG 8 1980 NO. 1

## CLEMSON PROPERTY

STATE BUDGET & CONTROL BOARD

Basic Institution	\$17,469,900.00
Water Tank (not needed)	-0-
Wells & Pumps (not needed)	-0-
Clearing	60,000.00
Sewer Treatment Plant	275,000.00
Sewer Sprayfield	90,000.00
Additional Land Cost	-0-
Site Drainage & Mucking	<u>70,000.00</u>
TOTAL	\$17,964,900.00

1985

# EXHIBIT

AUG 8 1980 NO. 1

PROPERTY OF CLYDE W. ROGERS, SR.

STATE BUDGET & CONTROL BOARD

Basic Institution	\$17,469,900.00
Water Tank	175,000.00
Wells & Pumps	70,000.00
Clearing	50,000.00
Sewer Treatment Plant	275,000.00
Sewer Sprayfield	90,000.00
*Additional Land Cost (112 Acres)	<u>172,000.00</u>
TOTAL	\$18,301,900.00

\*Land cost shown is approximately (\$60,000.00) above an assumed appraised value.

1986

## EXHIBIT

AUG 8 1980

NO. 1

ROYALL PROPERTY - PERRY TRACT

STATE BUDGET &amp; CONTROL BOARD

Basic Institution	\$17,469,900.00
Water Tank	175,000.00
Wells & Pumps	70,000.00
Clearing (100 Acres at \$1,400.00/Acre)	140,000.00
Sewer Treatment Plant	275,000.00
Sewer Sprayfield	90,000.00
Site Drainage & Mucking	140,000.00
*Additional Land Cost	-0-
Access Road	<u>210,000.00</u>
TOTAL	\$18,569,900.00

\*Land cost is shown as zero since the owner indicated they would trade on appraised value basis and trade even for the Clemson Property after removing enough timber to affect an equal trade.

1987



EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

## State of South Carolina

### Office of the Governor

RICHARD W. RILEY  
GOVERNOR

Post Office Box 11450  
COLUMBIA 29211

May 27, 1980

The Honorable Eugene N. Zeigler  
Chairman  
South Carolina Department of Corrections  
246 West Evans Street  
Florence, South Carolina 29503

Dear Nick:

The Budget and Control Board this date authorized me, as Chairman, to give the following response to you regarding our recent discussions:

- . The Budget and Control Board re-affirmed its support of the ten-year plan to expand and improve the facilities of the Department of Corrections;
- . The Budget and Control Board agreed to confirm its approval of building a 524-bed facility on the Clemson property site near Summerville in Dorchester County, unless the Dorchester County Council or anyone else has, before July 15, 1980, come up with a site acceptable to County Council and the Department of Corrections which could be acquired by the State through funding as approved by the Budget and Control Board;
- . The Budget and Control Board will consider and act upon this matter at its regular July 8, 1980 meeting and will, unless faced with some unforeseen time problem, resolve the matter by July 15, 1980.

1988



# EXHIBIT

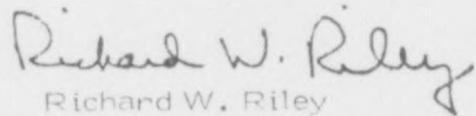
AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

The Honorable Eugene N. Zeigler  
May 27, 1980  
Page Two

We all appreciate your conscientious service to the State of,  
South Carolina, and that of your Board.

Yours truly,



Richard W. Riley  
Chairman, Budget and Control Board

RWR:kw

1989

MAY 27 1980

SITES CONSIDERED FOR COASTAL FACILITY

COASTAL CORRECTIONAL REGION

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD

1. Site contiguous to MYCC
2. Clemson Property near Summerville in Dorchester County (L)
3. 125-acre tract on Highway 28 (owned by Westvaco) in Dorchester County (U)
4. Royal Property, 1,056 acres, on Highway 162 near Givhans in Dorchester County (L)
5. Three tracts with combined acreage of 280 acres on Highway 530 near Ridgeville in Dorchester County (U)
6. Forbes Property, 413 acres, near Town of Dorchester (U)
7. 100-acre tract on Old County Line Road in Dorchester County (owned by Westvaco)
8. 100-acre tract on Old County Line Road in Charleston County (owned by Westvaco) X
9. 100-acre tract on Highway 162 (dirt road portion) in Dorchester County
10. 200 acres on Highway 27 & 78 in Dorchester County (Too swampy)
11. 125 acres across interstate on Highway 28 in Dorchester County (Not good access)
12. 113 acres near Pregnall in Dorchester County (Too low & swampy)
13. 125 acres near Highway 29 & 19 in Dorchester County (Poor access)
14. 125 acres near I-95 and Grover in Dorchester County (Poor access)
15. 125 acres near Grover on Edisto River in Dorchester County (Poor access, too low)
16. 114 acres at Highway 22 & 78 in Dorchester County ? 3,600 = /ACRE
17. 500 acres at end of County Road 470 in Dorchester County ?
18. 425 acres off County Road 390 in Dorchester County ?
19. 300 + acres of I-26 near Highway 52 in Berkeley County ?
20. Suddeth Property, 333 acres, near Ladson ?
21. 100-acre on Highway 78 & 178 (owned by Westvaco) in Dorchester County

(Westvaco want all)

Sites for purchase only.

4/27/80

COUNCIL CHOICE

1. ROYAL
2. FORBES
3. WESTVACO
4. RIDGEVILLE
5. CLEMSON

1990

# EXHIBIT

AUG 8 1980 NO. 1

STATE BUDGET & CONTROL BOARD



1991



EXHIBIT

AUG 8 1920 NO. 1

STATE BUDGET & CONTROL BOARD





**THE END**

**1993**